

November 25, 2003 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SR0156

Mary H. Barlow

Matoaca Magisterial District
6120 Matoaca Road

REQUEST: Renewal of Manufactured Home Permit 97SN0108 to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. The applicant shall be the owner and occupant of the manufactured home.
- 2. Manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

5. A minimum twenty (20) foot buffer shall be maintained around the property boundary. Except for access through this buffer, existing mature vegetation shall be preserved and maintained, unless removal is approved by the Planning Department. This condition shall not be applicable to the removal of dead or diseased trees.

GENERAL INFORMATION

Location:

Property is located at 6120 Matoaca Road. Tax ID 780-622-4266 (Sheet 41).

Existing Zoning:

R-7

Size:

9.4 acres

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Vacant
South - A and R-7; Residential and vacant
East - A and R-7; Residential
West - R-7; Residential and vacant

Utilities:

Private well and septic system

General Plan:

(Southern and Western Area Plan)

Residential
(1 – 5 acre lots)

DISCUSSION

The applicant is requesting renewal of Manufactured Home Permit 97SN0108 to park a manufactured home in a Residential (R-7) District. The first permit was issued on August 28, 1996.

The manufactured home is located on property belonging to John M. Hubbard, Jr., father of the applicant.

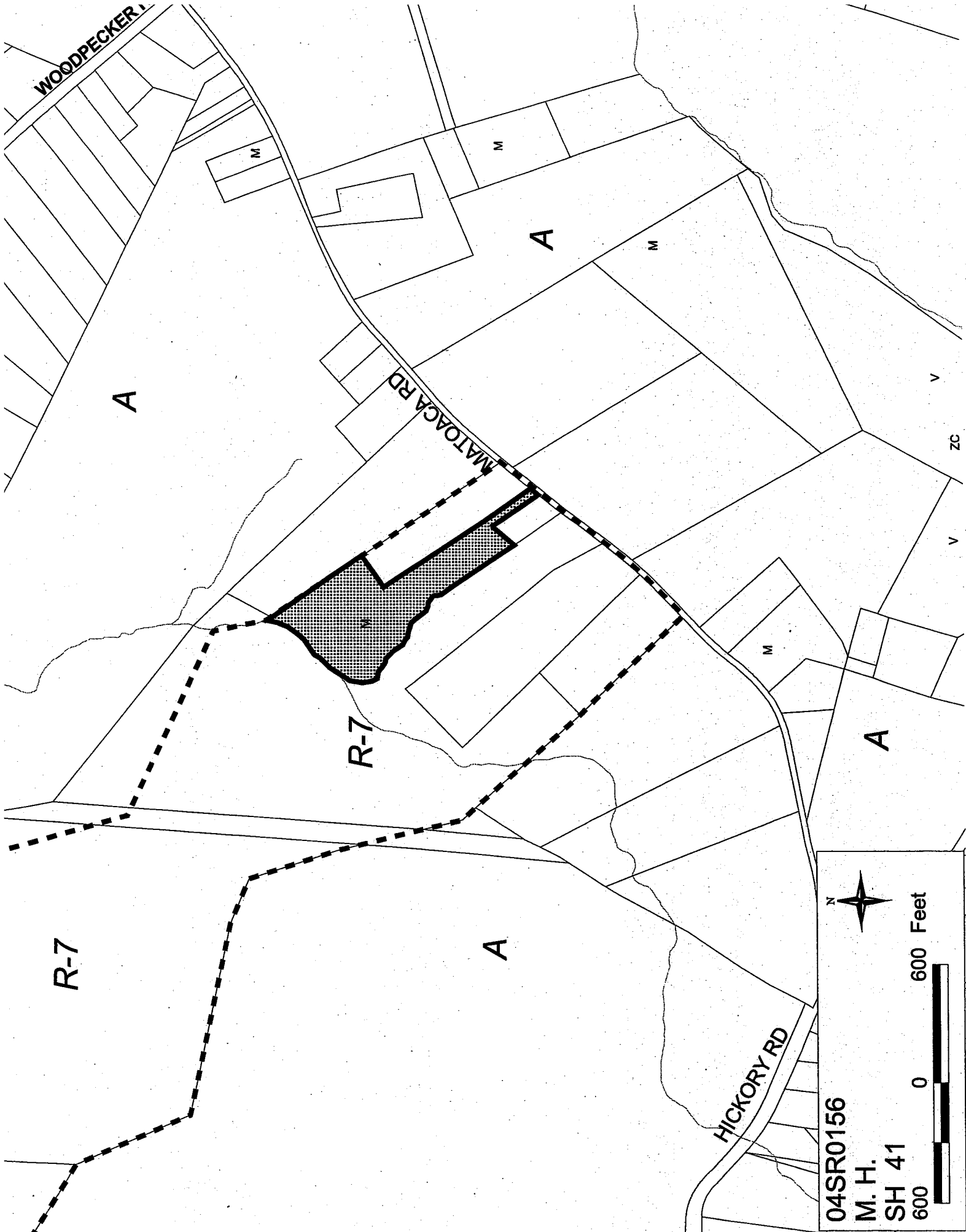
The property is served by private well and septic system.

Staff finds there is one (1) manufactured home located within one-quarter (1/4) mile of this property. Staff's field visit revealed that the manufactured home and property is very well-maintained. The manufactured home is surrounded by existing mature vegetation which helps mitigate potential adverse impacts on adjacent property owners. Therefore, staff continues to recommend the existing vegetation surrounding the manufactured home not be disturbed per Condition 5.

This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time.

Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling and if approved, it may or may not necessarily be renewed.

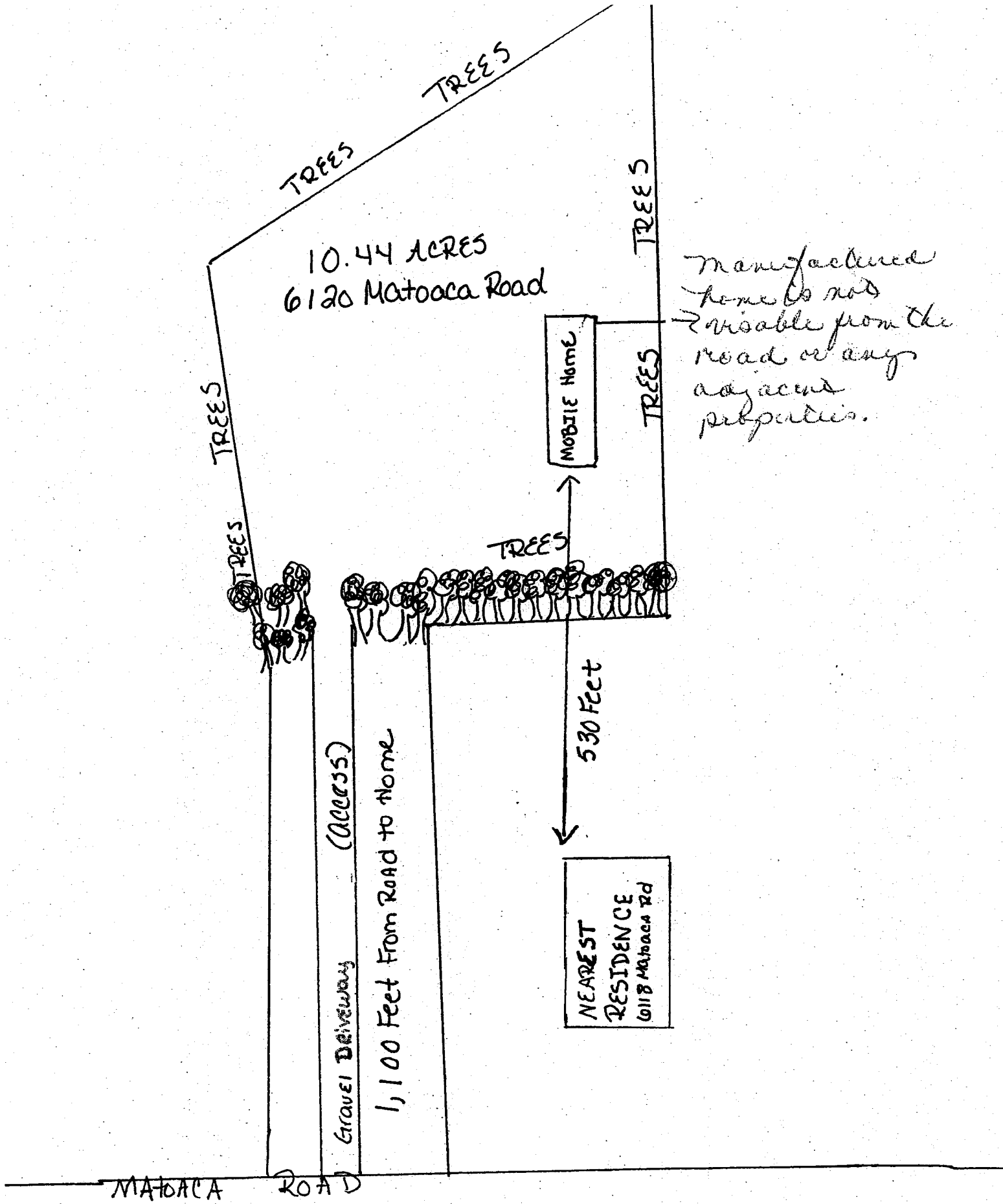
Staff recommends approval of this request for seven (7) years, subject to conditions 1 through 5, as noted herein.



04SR0156
M. H.
SH 41
600

0 600 Feet

N



manufactured home is not visible from the road or any adjacent properties.